

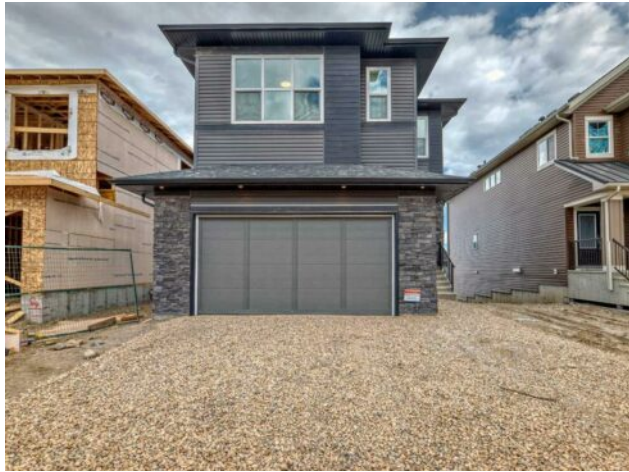


GRASSROOTS
REALTY GROUP

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196 Calhoun Crescent NE
Calgary, Alberta

MLS # A2122738



\$989,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,296 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

* Please check out the Virtual Tour * Brand new, walk out, fully upgraded, and on a 6759 sqft conventional lot, this is the dream home you are looking for. It features 19 feet open to below high ceiling in the living room, both main and upper floor with 9 feet ceilings, 8 feet doors, quartz counter tops in the kitchen and bathrooms, gas cook top and built in oven and microwave, chimney hood fan, full height cabinets, upgraded lighting fixtures, wrought iron spindle railings, finished stairs to the basement, full height tiles on the fireplace, LVP flooring, and knock down ceiling. Upper floor with 4 bedrooms, large master bedroom, ensuite with double vanity sinks, tiled shower, and large tub, window in the laundry room, bright and open bonus room. Main floor with large living room, lots of windows, open to below, spacious kitchen and breakfast nook, sliding door to large vinyl deck with BBQ gas hook up, good size den, large mud room with sitting bench, and large size double attached garage. Walk out basement with large windows and future bathroom rough in. It closes to playground, shopping, and easy access to all major roads. ** 196 Calhoun Crescent NE **